

## ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO. 040826-61 TO MODIFY THE  
2 LAND USE PLAN, TO REZONE AND CHANGE THE ZONING MAP FROM  
3 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT  
4 DEVELOPMENT (PUD) DISTRICT FOR PROPERTY LOCATED AT THE 4700-  
5 4724 BLOCK OF JAMES WHEAT STREET WITHIN THE MUELLER PLANNED  
6 UNIT DEVELOPMENT.

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

10 **PART 1.** The Mueller Planned Unit Development ("Mueller PUD") is comprised of  
11 approximately 698.7 acres of land located generally at IH-35 and 51<sup>st</sup> Street, and being  
12 more particularly described by metes and bounds in the land use plan incorporated into  
13 Ordinance No. 040826-61. Mueller PUD was approved under Ordinance No. 040826-61.  
14 This ordinance affects a portion of the property within the Town Center Mixed Use (TC-2)  
15 area of Mueller PUD identified on the attached Exhibit "A".  
16

17 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to  
18 change the base district from planned unit development district to planned unit  
19 development district to property described in Zoning Case No. C814-04-0055.01, on file at  
20 the Neighborhood Planning and Zoning Department, as follows:  
21

22 Lot 1, Block A, Mueller Section III Subdivision, a subdivision in Travis County,  
23 Texas, according to the map or plat of record in Document No. 200500279, of the  
24 Official Public Records of Travis County, Texas (the "Property"),  
25

26 locally known as the property located at the 4700-4724 Block of James Wheat Street  
27 within the Mueller PUD, in the City of Austin, Travis County, Texas, and generally  
28 identified in the map attached as Exhibit A (*Zoning Map*).  
29

30 **PART 3.** Exhibit E (*Site Development Regulations*) of Ordinance No. 040826-61 is  
31 amended to modify the land use plan to allow a maximum height of 65 feet for the  
32 Property described in this ordinance. The 65 foot maximum height allowed under this  
33 ordinance applies to the multifamily, commercial, and civic land use areas of the Town  
34 Center Mixed Use (TC-2) area shown on Exhibit E.  
35

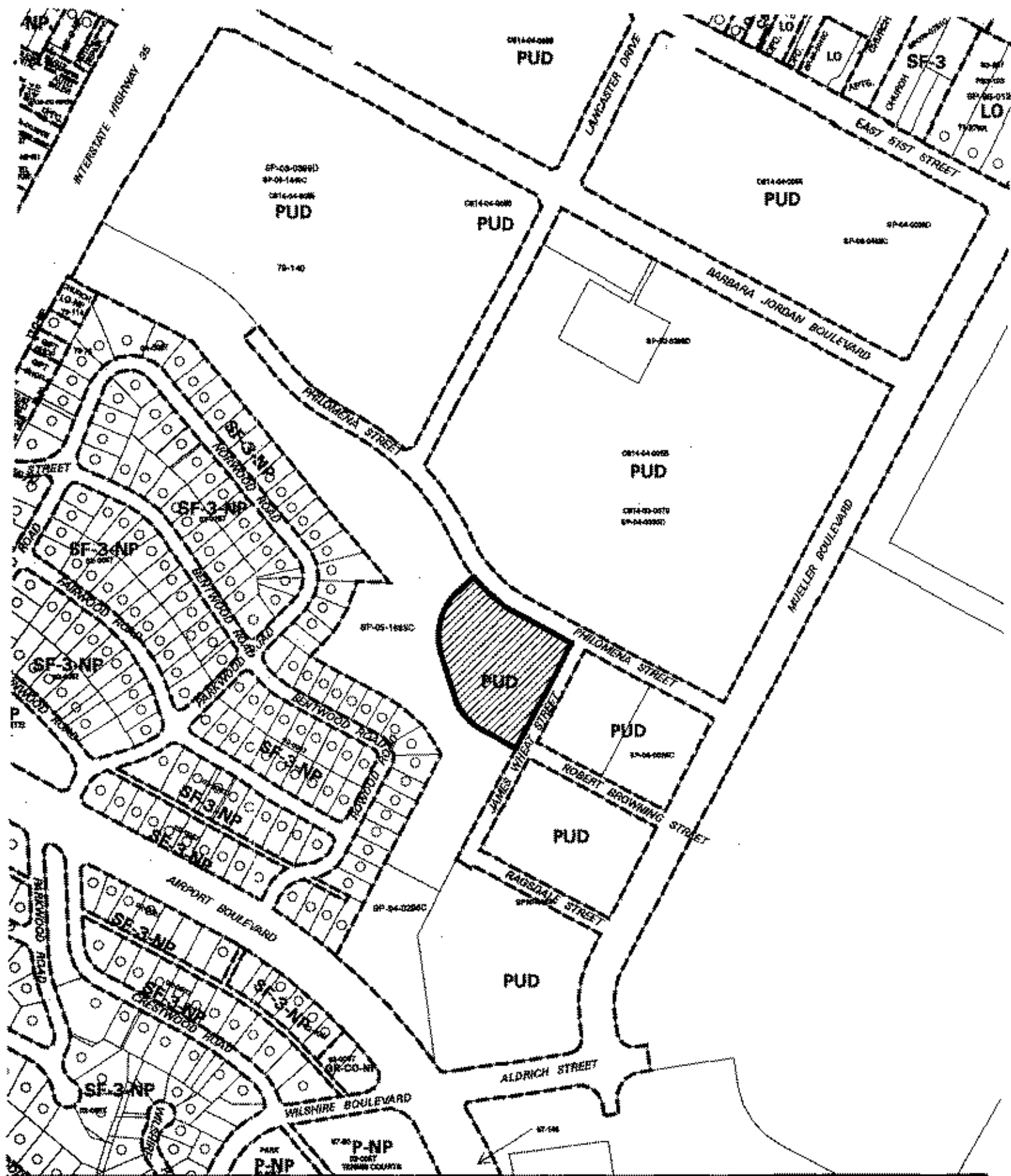
36 **PART 4.** Except as otherwise provided in this ordinance, the terms and conditions of  
37 Ordinance No. 040826-61 remain in effect.





1  
2 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2007.  
3  
4

5 **PASSED AND APPROVED**  
6

7 §  
8 §  
9 \_\_\_\_\_, 2007 § \_\_\_\_\_  
10 Will Wynn  
11 Mayor  
12

13  
14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
15 David Allan Smith Shirley A. Gentry  
16 City Attorney City Clerk



 1" = 400'	SUBJECT TRACT		<b>PLANNED UNIT DEVELOPMENT EXHIBIT A</b> <b>CASE #: C814-04-0055.01</b> <b>ADDRESS: 4700 - 4724 BLOCK OF</b> <b>JAMES WHEAT ST</b> <b>SUBJECT AREA (acres): 3.250</b>		<b>DATE: 07-02</b> <b>INTLS: SM</b>	<b>CITY GRID</b> <b>REFERENCE</b> <b>NUMBER</b> <b>L25</b>
	PENDING CASE					
	ZONING BOUNDARY					
	CASE MGR: J. ROUSSELIN					